

**Subject:** RE: 1212 S Olive

**From:** Robert Buente </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=C7B1814176124B59B21D8FDA30E507D8-BBUENTE>

**Date:** 04/17/2018 02:01 PM

**To:** Daniel Taban <daniel@jadeent.com>, Ellen Riotto <ellen@southpark.la>, Robin Bieker <robin@biekerco.com>, channing@almadevelopment.com <channing@almadevelopment.com>

"Structural Retrofitting" sounds spendy to me.

Robert Buente

President/CEO

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[bbuente@1010dev.org](mailto:bbuente@1010dev.org)

From: Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com)>

Sent: Tuesday, April 17, 2018 1:45 PM

To: Robert Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)>; Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)>; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>; [channing@almadevelopment.com](mailto:channing@almadevelopment.com)

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The Landlord is stating the Tenant (SPBID) is responsible for any structural retrofitting work that LADBS may require if there is a change of use.

Is there any TI Allowance or is this an as-is deal? Ideally the Landlord would provide base building improvements of HVAC, bathrooms, etc. and warrant the building systems are in good working order. I don't think this is that type of deal but may be the risk needed for a lower rent.

We should also find out what the existing NNN's are so we can identify the total monthly rental expense.

RE: 1212 S Olive

Daniel Taban

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From: Robert Buente [<mailto:bbuente@1010dev.org> <<mailto:bbuente@1010dev.org>> ]  
Sent: Tuesday, April 17, 2018 12:51 PM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >; [daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> ; [channing@almadevelopment.com](mailto:channing@almadevelopment.com) <<mailto:channing@almadevelopment.com>>  
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Ellen:

The "structural" language below concerns me. Maybe I haven't seen enough DTLA commercial leases but I wonder why a potential landlord would call out "structural" along with the other NNN items.

Anyone else concerned or am I being paranoid?

Thanks

Bob

Robert Buente

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From: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Sent: Tuesday, April 17, 2018 12:19 PM  
To: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >; Robert Buente  
<[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >; [daniel@jadeent.com](mailto:daniel@jadeent.com)  
<<mailto:daniel@jadeent.com>> ; [channing@almadevelopment.com](mailto:channing@almadevelopment.com)  
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Subject: Fwd: 1212 S Olive

FYI. Ted Tanner made a direct intro to me and Ken last week and I saw the space on Fri. This feels like the best option thus far. I have a call scheduled w Bob on Thursday to discuss next step but I wanted to loop you all in for a gut check.

Ellen Riotto

Executive Director

South Park BID

1100 S Flower St, #3400, Los Angeles, CA 90015 <x-apple-data-detectors://0/1>

o. 213-663-1112 <tel:213-663-1112>

c. 401-439-8147 <tel:401-439-8147>

24/7 <x-apple-data-detectors://1> : 866-560-9346 <tel:866-560-9346>

Sent from my iPhone

Begin forwarded message:

From: Ken Kastner <[kkastner@unisourceit.com](mailto:kkastner@unisourceit.com) <<mailto:kkastner@unisourceit.com>> >  
Date: April 17, 2018 at 12:01:56 PM PDT  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Cc: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >, LINDA KASTNER  
<[lkast6945@aol.com](mailto:lkast6945@aol.com) <<mailto:lkast6945@aol.com>> >  
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Ellen,

We are interested in supporting the community. As such, we are interested in proposing a significantly discounted rent to the South Park Business Improvement District. We would lease, for \$11,000.00, Absolute NNN lease, the covered parking and the building (excluding outside parking). You would be responsible for the all aspects of the building, including but not limited to operating and structural aspects of the said location. In addition to the \$11,000.00 per month rent, we would request a 3% per annum increase in rent, until the termination date. Prior to entering a lease, we would ask that you conduct a review of the building, and all aspects of the area, to ensure that you are comfortable entering into this type of arrangement.

As is customary, only an executed lease is binding on all parties. that you have legal counsel review the overall outline of the transaction. will provide lease, if we come to an agreement.

We recommend  
Landlord

Let me know your thoughts.

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Monday, April 16, 2018 10:00 AM  
To: Ken Kastner <[kkastner@unisourceit.com](mailto:kkastner@unisourceit.com) <<mailto:kkastner@unisourceit.com>> >  
Cc: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >  
Subject: 1212 S Olive

Hi Ken,

So great to meet you on Friday, thanks again for taking the time.

The BID is very interested in the space. It's the absolute ideal location and has everything we're looking for – raw interior space for our clean and safe teams, prominent street-level presence, alley and parking lot access, and space for the 5 staff. As I mentioned to you on Friday, the BID is looking for 6,000-8,000 sf of space and our monthly budget for rent is no more than \$11k. We're hoping to be able to negotiate on TIs.

We've just gone through the renewal process with the city, so our contract is good through 2022. I'd like to sign a lease agreement that brings us through the full lifecycle of the BID.

If this is something you're willing to explore, it would be helpful to see as-is plans to start mapping out the space for our needs.

Thanks in advance, and please let me know if you need anything else from me.

Best,

Ellen

Ellen Riotto

Executive Director

South Park Business Improvement District

1100 S Flower St, Suite #3400, Los Angeles, CA 90015

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24/7 DISPATCH: 866-560-9346

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—Attachments:—

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